066.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,800 /	863,800
					USE VALUE:	863,800 /	863,800
					ASSESSED:	863,800 /	863,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAVIAN MICHAEL G
Owner 2:	
Owner 3:	
Street 1:	4 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAVIAN MICHAEL G/TRUSTEE -
Owner 2:	4 RICHFIELD RD REALTY TRUST -
Street 1:	4 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Stucco Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7330.000	412,600	3,300	447,900	863,800
Total Card	0.168	412,600	3,300	447,900	863,800
Total Parcel	0.168	412,600	3,300	447,900	863,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.71 /Parcel: 476.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42171
GIS Ref:
GIS Ref:
Insp Date: 04/09/09

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	412,600	3300	7,330.	447,900	863,800		Year end	12/23/2021
2021	101	FV	399,600	3300	7,330.	447,900	850,800		Year End Roll	12/10/2020
2020	101	FV	399,600	3300	7,330.	447,900	850,800	850,800	Year End Roll	12/18/2019
2019	101	FV	302,100	3300	7,330.	415,900	721,300	721,300	Year End Roll	1/3/2019
2018	101	FV	302,100	3300	7,330.	415,900	721,300	721,300	Year End Roll	12/20/2017
2017	101	FV	302,100	3300	7,330.	364,700	670,100	670,100	Year End Roll	1/3/2017
2016	101	FV	302,100	3300	7,330.	332,700	638,100	638,100	Year End	1/4/2016
2015	101	FV	294,400	3300	7,330.	294,400	592,100	592,100	Year End Roll	12/11/2014

!5656!

PRINT

Date	Time
12/30/21	02:33:23

LAST REV

Date	Time
07/25/16	12:39:41
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5656

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAVIAN MICHAEL	64866-159		2/2/2015	Convenience	1	No	No		June Tavian D.O.D. 11/26/2014 Bk 64748 Pg 407
TAVIAN JUNE/TRU	56721-494		4/12/2011	Convenience	1	No	No		JUNE TAVIAN D.O.D. 11/26/2014.
TAVIAN JUNE	30663-373		9/16/1999	Convenience	1	No	No		
REARDON JOHN J	24564-510		5/25/1994		245,050	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	604	Alterati	2,100		6/4/2015			replace beam in ba
4/22/1995	212		5,000					ADD 1/2 BA/REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
4/9/2009	Meas/Inspect	372	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7330		Sq. Ft.	Site		0	70.	0.87	12									447,931						447,900	

Total AC/HA:	0.16827	Total SF/SM:	7330	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,931	Spl Credit		Total:	447,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22947025
Const Adj.:	1.01727176
Adj $ / SQ:	162.592
Other Features:	75000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506887
Depreciation:	94281
Depreciated Total:	412606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

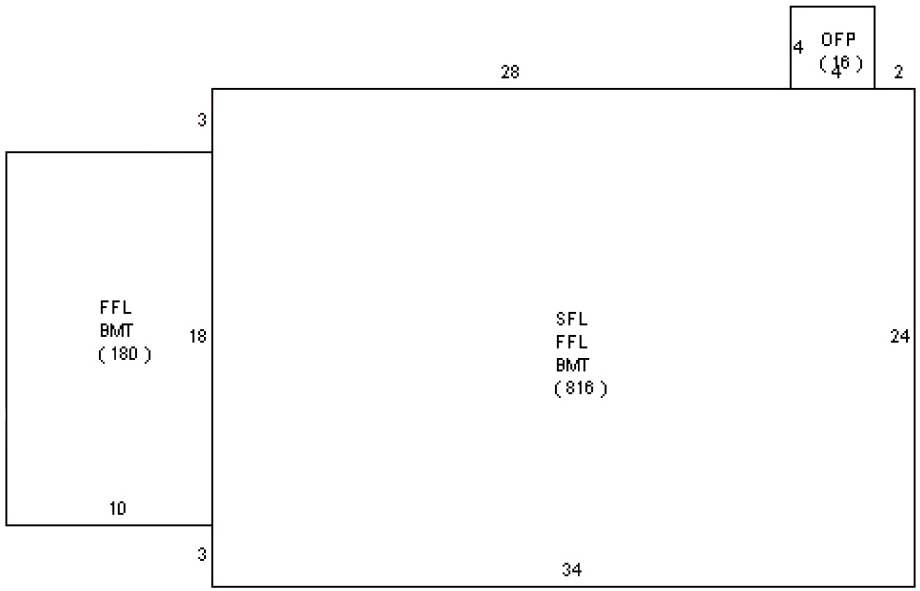
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.74
Special Features:	0	Val/Su Net:	146.10
Final Total:	412600	Val/Su SzAd	227.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	996	48.780	48,582
FFL	First Floor	996	162.590	161,941
SFL	Second Floor	816	162.590	132,675
OFP	Open Porch	16	44.760	716

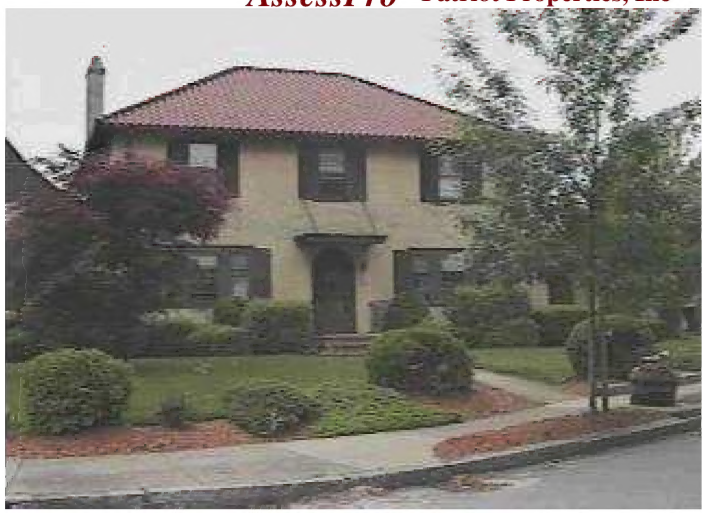
Net Sketched Area:	2,824			Total:	343,914
Size Ad	1812	Gross Area	2824	FinArea	1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1928	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300